

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JUNE 12, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**ABEYANCE - GPA-27309 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: EMERALD LAKE INC., ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: MLA (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.01 on the south side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard (APNs 139-21-610-222 through 225), Ward 5 (Barlow)

**C.C.: 08/06/08**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards

Motion made by DAVID STEINMAN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 14-16.

PETER LOWENSTEIN, Planning and Development Department, stated that the requested general plan amendment and rezoning application were appropriate for the area. Regarding the site development plan review, he noted that the applicant has redesigned the project for better

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site circulation, an improved streetscape and reduced impact to the adjacent residential area. He recommended approval of all applications.

LYNN AFFLECK, 4987 Idaho Avenue, appeared on behalf of the applicant. He gave a brief history of the project and noted that the project had been revised several times. MR. AFFLECK went over the site plan, pointing out the crash gate location and the increased size of the landscape planter. He added that the applicant had made every effort to address the concerns of the neighbors.

MARCEL EZEOKÉ, the applicant, stressed his willingness to work with the neighbors and emphasized his commitment to make the project a benefit to the area. He stated that one building would have his pharmacy on the first floor and a doctor's office on the second floor.

BEATRICE TURNER, West Las Vegas, expressed her opposition to a barber shop or beauty salon in the proposed shopping center and stressed the importance of making sure the site was safe and attractive.

CHAIR GOYNES informed MS. TURNER that the applicant is not limited to medically-oriented businesses only. MR. EZEOKÉ added that he was not sure what kind of businesses would occupy the second building.

TOM McGOWAN, Las Vegas resident, requested more details on the nature of the medical office.

EDDIE WATSON, 1624 J Street, appeared in support and pointed out the applicant is building a project in the heart of the City rather than the outskirts. LOUISE ANDERS appeared in support and stated the community needs the applicant's drugstore. FAY WILKINSON, CAROLE RAWL, LESLIE RAWL and GLORIA BANKS concurred with the previous speakers.

In response to CHAIR GOYNES' questions, MR. EZEOKÉ stated that he would run the pharmacy on the ground floor and a primary care or OB/GYN office was planned for the second floor. He reiterated his commitment to place high-quality businesses in the center and to ensure the project would benefit the community. MR. AFFLECK added that MR. EZEOKÉ would also occupy the center and pointed out he would protect his investment.

In response to COMMISSIONER TRUESDELL'S questions, MR. EZEOKÉ explained that he runs a small independent pharmacy that also delivers medical equipment. He described his dedication to his customers and the community.

MR. AFFLECK informed COMMISSIONER TRUESDELL that the site plan met all Fire Department, parking and planter requirements, noting that incorporating circulating drives would create a parking shortage. COMMISSIONER TRUESDELL expressed concern with the site's lack of circulation. In response, MR. AFFLECK and MR. EZEOKÉ stressed their willingness to improve the site's circulation, if they could obtain a parking waiver.

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In response to COMMISSIONER EVANS' inquiry, BART ANDERSON, Public Works Department, stated that the revised site plan was an improvement over the original proposal. He agreed with COMMISSIONER TRUESDELL'S statement that on-site circulation was a concern, but explained that on-site circulation would not impact the public right-of-way as the proposed driveway and throat depth were adequate.

MARGO WHEELER, Director of the Planning and Development Department, noted that attempts to maximize the square footage of proposed building usually resulted in impaired on-site circulation.

COMMISSIONER EVANS expressed his support of the project, but acknowledged COMMISSIONER TRUESDELL'S concerns. He suggested that the vehicle traffic in this area would be lighter than a more suburban area and stated the neighborhood needs development.

CHAIR GOYNES informed MR. AFFLECK that business licensing requirements would limit the businesses that would be allowed in the development.

COMMISSIONER STEINMAN acknowledged that the area needs development, but stated he could not support that site plan without improved on-site circulation.

ASSISTANT CITY ATTORNEY BRYAN SCOTT pointed out that changes suggested by the Commissioners could require the applicant to hold the item and return with a new site plan. He suggested the Commissioner vote on the site plan as presented or hold the application and allow the applicant to return with revisions.

MS. WHEELER stated that the revised site plan could be presented to the Commissioners in two weeks if the applicant submitted the revisions to staff by 10:00 a.m. on June 27, 2008.

COMMISSIONER TROWBRIDGE stated he could support the project with a possible parking waiver if the on-site circulation was improved.

COMMISSIONER EVANS noted that the comments made by the neighbors would remain on the record and would be considered when the item was heard again.

COMMISSIONER QUINN suggested that any parking changes made by the applicant not include the loss of any handicapped spaces.

CHAIR GOYNES suggested that the Commissioners take action on the General Plan Amendment and the Rezoning applications and allow the applicant to return with a revised plan in two weeks.

ASSISTANT CITY ATTORNEY SCOTT informed the applicant that any reduction in parking could result in the need for a parking variance or a reduction in the size of the building. MR. AFFLECK stated the size of the building would be reduced to meet the parking requirements.

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COMMISSIONER TRUESDELL expressed his support for the project, but explained that he had voted no on the zoning application because he was concerned with those potential uses on the site.

CHAIR GOYNES declared the Public Hearing closed for Items 14-16.

